


Planning and Development Department Update

DATE: January 21, 2011
TO: Mayor Setti D. Warren
FROM: Candace Havens, Director of Planning and Development
RE: Friday Report 
CC: Board of Aldermen
Robert Rooney, Chief Operating Officer

This weekly report is intended to keep you informed of current development proposals and other noteworthy planning and development activities as follows:

Monday 01/24/11	<ul style="list-style-type: none">• Urban Fabric Subcommittee of the Transportation Advisory Council, 5:30 p.m., Planning and Development Conference Room (basement level of City Hall)• Zoning & Planning Committee, 7:45 p.m., Room 202
Tuesday 01/25/11	<ul style="list-style-type: none">• Zoning Board of Appeals Public Hearing, 7:00 p.m., Aldermanic Chamber• Real Property Reuse Committee - Cancelled• Bicycle-Pedestrian Task Force, 7:45 p.m., Cafeteria (basement level of City Hall)
Wednesday 01/26/11	<ul style="list-style-type: none">• Transportation Advisory Committee, 7:00 p.m., Room 209• Long-Range Planning Committee, 7:00 p.m., Room 222
Thursday 01/27/11	<ul style="list-style-type: none">• Conservation Commission, 7:30 p.m., Room 209• Newton Historical Commission, 7:00 p.m., Room 202• Traffic Council, 7:00 p.m., Room 222

- **Zoning & Planning Committee:** The Committee will hold a **Working Session** on Monday, December 24, 2010 at 7:45 p.m. in Room 202, Newton City Hall to discuss item **#142-09(4)**, revisions to Floor Area Ratio (FAR) regulations in residential zones, and item **#235-10** requesting updates to §22-50, *Demolition of historically significant buildings or structures*, to minimize inconveniences to homeowners proposing modest changes and to enhance protections for historic structures proposed for demolition. **For more information, contact: Jen Molinsky at 617-796-1130 or jmolinsky@newtonma.gov; Brian Lever at 617-796-1129 or blever@newtonma.gov; or Seth Zeren at 617-796-1145, or szeren@newtonma.gov.**
- **Zoning Board of Appeals:** A public hearing will be held on Tuesday, 25th January at 7:00 p.m. on the following petitions: **#1-11**, Matthew Harrison Wosk and Dina Wosk, 32 Baldpate Hill Road requesting a 1.2 foot variance from the side yard setback requirements of the Newton Revised Zoning Ordinances, Section 30-15, Table One, in order to construct a two-story addition, resulting in a side yard setback of 18.8 feet where 20 feet is required; **#2-11** from Arkady Degtiarov and Irina Deresh, 20 Shute Path appealing the Commissioner of Inspectional Services' Notice of Zoning Violation regarding a dog run in the front and side yard setbacks constructed without a building permit. **Contact Sherri Lougee at 617.796.1160 or slougee@newtonma.gov.**
- **Long-Range Planning Committee:** This Committee will meet on Wednesday, January 26th at 7:00 p.m. in Room 222. The agenda includes an update on ongoing initiatives including the City's participation in an Economic Development Self-Assessment, and a report by the Planning Department and the Economic Development Commission on a strategy for exploring a Business Improvement District (BID) in Newton Centre. **Contact Amanda Stout at 617.796.1127 or astout@newtonma.gov**
- **Conservation Commission:** The Commission will meet on Thursday, January 27th at 7:30 p.m. in Room 209, City Hall, to hear the following agenda items: **Environmental Science Program; 34 Farwell St.** proposal to keep home addition, garage and paving in the 200-foot riverfront to the Charles River, a portion of which is in the 100-foot buffer to bank; **1 Nonantum Rd.** DCR proposal to repair & replace 3 culverts between Maple St. and the Daly Rink in conjunction with

the re-development of Nonantum Road in the 200-foot riverfront to the Charles and the 100-foot buffer to bank; **483 Dedham St. Charles River Country Club** proposal to re-grade the 15th Fairway to re-direct run-off, partly in riverfront and partly in buffer zone with temporary access road proposed through bordering vegetated wetland; **311 Albemarle Rd.** proposal to demolish a single-family house and re-build a new single-family house and garage in the 200-foot riverfront to Cheesecake Brook. **Violations (updates): 34 Farwell Street. Certificates of Compliance: 62 Brierfield Rd., 100 Boulder Rd., 21-23 Cross St., 36 Hyde Ave. Contact, Anne Phelps at 617-796-1134 or aphelps@newtonma.gov.**

- **Newton Historical Commission:** The Commission will meet on Thursday, January 27th at 7:30 p.m. in Room 202, City Hall. Items on the agenda include: **36 Caldon Path**, review of full demolition of house; **29 Mill Street**, review of full demolition of house; **41 Aspen Road**, review of full demolition of house. **91 Avalon Road**, request for waiver of delay for replacement building. **Administrative Discussion:** Minutes and Demolition Delay Ordinance Discussion. **Contact Brian Lever at 617-796-1129 or email: blever@newtonma.gov.**
- **Traffic Council:** The Council will meet on Thursday, January 27 at 7:00 p.m. in Room 222, Newton City Hall. The following items are scheduled: Nominations & Election for 2011 Traffic Council Chair; **TC42-09**, Traffic Council vote to make permanent the current trial, which restricts right turns from **Lexington Street** onto **Staniford Street**; **TC39-10**, Jerome Grafe, requesting discussion of traffic flow and potential parking restrictions on **Walnut Street between Beacon and Homer Streets and between Commonwealth Avenue and Elm Road**, in support of extending the existing bike lane on Walnut Street, both north and southbound, accordingly. This item is a discussion item only, intended to gather input from residents and business owners on this issue. No changes to parking regulations will be made as a part of item TC39-10. **Contact David Koses at 617-796-1133 or dkoses@newtonma.gov.**
- **CDBG funding is at risk.** After several cold years, a long-time Newton resident in her 80s is finally on her way to having heat and hot water in her house. Her situation first came to the attention of housing staff by way of a social worker in the Health and Human Services Department. This local woman spent her winters in her bathroom heated only by a space heater. She slept with a coat on and washed up with cold water. Her furnace, no longer operable, was wrapped in asbestos and she couldn't afford a new one. CDBG funds are now paying to remove the asbestos in her basement, install a new furnace and replace broken basement windows. This is a face of Newton that most residents don't see. If CDBG funds are cut, there will be more stories like this one, but without better endings.

This week, Mayor Warren, in his capacity as chairman of the Housing and Community Development Committee of the U.S. Conference of Mayors, has been in Washington, DC helping to craft a strategy with officials across the country for raising public awareness of the importance of the Community Development Block Grant (CDBG) program. Since 1974, the City has received an annual allocation of CDBG funds. Newton's current annual allocation is just over \$2.4 million and these funds are invested in programs and services that benefit over 4,000 low- and moderate-income residents. The federal Office of Management and Budget is proposing to cut CDBG funding by 25%, which would severely impact the most vulnerable residents in communities across the country, including Newton.

The City's Housing Rehabilitation Program is just one of the many programs dependent on CDBG funding. The program has been providing assistance to low-income residents to help repair and rehabilitate their homes since the 1980s. City housing staff works closely with other departments to help provide a "safety net" of resources that enable residents to live more safely and humanely. The Housing Rehabilitation Program guidelines were revised this fall to enable the City to provide limited emergency assistance on a case-by-case basis.

For more information about the Housing Rehabilitation Program, contact Trisha Kenyon Guditz at 617-796-1156 or tguditz@newtonma.gov or visit the webpage at www.newtonma.gov/housing_rehab.